



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: Portion of property addressed as 3519 Bennett Lane.

Legal/Property Description (write out or attach as an exhibit): See attached.

Who petition to rezone the above described real estate from its present classification of RU district to C-2 district. The purpose of this rezoning request is to: ready property for commercial development

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

F & F Development L.L.C.

Property Owner #1 Name (type or print)

Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 6 day of October in the year 2015.

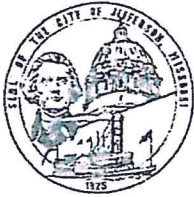
Notary Public

Address of Property Owner #1	
Name	F & F Development L.L.C.
Mailing Address	221 Bolivar St. Suite 400, Jefferson City, MO 65101
Phone Number	533-635-2255
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

JEAN MACKNEY
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 11/27/2015
Commission # 11500009

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
Payment Received: Cash (Receipt # _____); Check (Copy; check # _____)
Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Public & Semi-Public / Low Density Residential

Proposed Development Plan Map Designation Commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner ☐ Staff ☒ Planning and Zoning Commission

F & F Development L.L.C.

Name (typed or printed)

Signature

Property Owner Name F & F Development L.L.C.

Address 221 Bolivar St. Suite 400, Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

COMPREHENSIVE PLAN AMENDMENTS
Excerpt from Section 35-74 Legislative Approval - Development
Permits Ordinance No. 13361

- A. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.

At the time the Comprehensive Plan was adopted, the property south of Route B was under ownership of the Rickman Center, a religious conference center, The property north of route B was out of the city limits and therefore designated low density residential. The Route 179/Route 54 interchange was in the planning stages at that time, and an argument could be made that commercial development around the interchange should have been anticipated such as was done on the west side of the interchange.

- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.

In the time since the Comprehensive Plan was adopted, the Rickman Center has been sold to a private developer. The property adjacent to the Route 179/Route 54 interchange is suitable for commercial development. Christy Drive has also been extended to Route 179 increasing the commercial viability of the area.

- C. Whether the change is consistent with the goals, objectives and policies of the Plan.

The proposed change is consistent with the existing plan in that it will anticipate commercial development around the Route 179/Route 54 interchange as well as continuing commercial development along the Route 54 corridor.

- D. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.

With the sale of the Rickman Center property, the construction of the Route 179 /Route 54 interchange and the extension of Christy Drive, the character of the area has changed in a way that would support the proposed change.

- E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.

The proposed change is needed to improve consistency with the Zoning Plan. The property to the north is currently zoned Commercial. Again this reinforces the commercial nature of the around the Route 179/Route 54 Interchange.

- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.

Public facilities and utilities are available to the area and can feasibly be extended to serve the subject property's proposed land use.

- G. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The supply of land on, and adjacent to the subject property have more than adequate available land to accommodate the proposed zoning and land use. The tract south of Route 179 is over 17 acres. The 2.3 acre tract north of Route B will be joined with a nearly 7 acre tract that is already zoned commercial.

- H. Whether there will be benefits derived by the community or area by the proposed zone.

The community will benefit from having increased land for commercial development available on the south side of the city.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 384 feet
8/31/2015